

**COYOTE VALLEY SPECIFIC PLAN**  
**Affordable Housing Strategy**  
**Approved by the HAC November 10, 2005**

**Housing Advisory Commission**

**Policy Objectives and Issues:**

1. The Commission stresses the importance of providing housing to workers at all income levels, in order to enhance the community's economic diversity and prospects for sustainability. By creating opportunities for residents of all incomes, Coyote Valley will be a stronger, healthier and more dynamic area in which to live. To achieve this goal, the Commission supports the following targets for low-income, very-low income, and extremely-low income households:

Affordability Level	Rental	Ownership
	80%	20%
ELI	1,500	0
VLI	1,400	100
LI	1,100	250
MOD		650
Totals	4,000	1,000

2. In order to ensure that this vibrant community is sustained for future generations, the Commission supports the use of long-term affordability restrictions in Coyote Valley and encourages the City Council to seek ways to ensure that there is no net loss of affordable rental housing over time and that the geographic distribution and affordability levels are kept intact.
3. The Housing Advisory Commission strongly advises the City Council to require that the affordable units built within Coyote Valley are integrated geographically throughout neighborhoods and housing types in Coyote Valley to assure that lower income households have equality of location within its community.
4. Consistent with the Plan's goal of achieving fiscal self-sufficiency, the Commission recommends that all the funding needed to provide for the affordable housing goals, including ELI and VLI, be generated from within the Coyote Valley. Furthermore, the Commission recommends that the City Council request a study to determine the feasibility of generating funds for affordable housing in Coyote Valley through a fair-share contribution from nonresidential development. The Commission opposes the use of Redevelopment Agency affordable housing funds (20% Housing Funds) for the purpose of financing these units. It is important that San Jose continue to concentrate its 20% Housing Funds on infill production in the downtown and other City neighborhoods.
5. In order to ensure that the ELI and VLI affordable units are built, it is important that the development of affordable units should be built concurrently with the market rate units. This will ensure that the goals of building an integrated community are achieved.
6. The Commission supports flexibility in meeting the affordable housing goals in Coyote Valley and integrating moderate and low-income rental and for-sale units throughout market rate developments (i.e. Standard Inclusionary Policy). For more deeply affordable units, VLI and ELI, the Commission recommends allowing a range of options through an Inclusionary policy, payment of in-lieu fees, with the preferred option of land dedication, which provides greater opportunity for accessing affordable housing financing sources.